

# Subject Shopping Center

Triangle Station


## SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	9.08 AC
Name	Triangle Station	# of Properties:	4
GLA:	84,632 SF	Year Built/Renov	Built 1995
Anchor GLA:	30,000 SF	Levels:	1
Available Spaces:	1	Location Score:	Below National Avg (36)
% Leased	97.87%	Walk Score®:	Car-Dependent (41)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	Germantown Fresh Market		
Parking	310 Surface Spaces are available; Ratio of 4.70/1000 SF		
Features:	-		
Frontage:	Dayton-Germantown Pike 401', Dayton Germantown Pike 150'		
For Sale:	Not for sale		

## AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
2367-2371 Dayton Germantow...	Retail	Direct	Vacant	1,800	1,800	\$17/MG	5 mo	5 mo
<b>All Spaces</b>				<b>1,800</b>	<b>1,800</b>	<b>\$17/SF/YR</b>		

## SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
<b>1</b> <a href="#">Triangle Station</a>  2301-2363 Dayton-Germantown Pike ★★★★★	1995/-	66,000	Germantown Fresh Market	0	0.0%	0.0%	\$11-13 (Est.)
<b>2</b> <a href="#">101 Triangle Ct</a>  ★★★★★	1997/-	9,375	-	0	0.0%	0.0%	\$8-9 (Est.)
<b>3</b> <a href="#">2367-2371 Dayton Germantow...</a>  ★★★★★	2004/-	5,931	-	1	30.3%	30.3%	\$12-15 (Est.)
<b>4</b> <a href="#">2373 Dayton Germantown Pike</a>  ★★★★★	1995/-	3,326	-	0	0.0%	0.0%	\$13-16 (Est.)

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1 2301-2363 Dayton-Germantown Pkwy

66,000 SF, Built 1995  
10 Tenants, Vacancy 0%  
Fully Leased  
Rent/SF - \$11-13 (Est.)



2 101 Triangle Ct

9,375 SF, Built 1997  
1 Tenant, Vacancy 0%  
Fully Leased  
Rent/SF - \$8-9 (Est.)



3 2367-2371 Dayton Germantown Pkwy

5,931 SF, Built 2004  
3 Tenants, Vacancy 30.3%  
1,800 SF / 1 Space Avail  
Rent/SF - \$12-15 (Est.)



4 2373 Dayton Germantown Pkwy

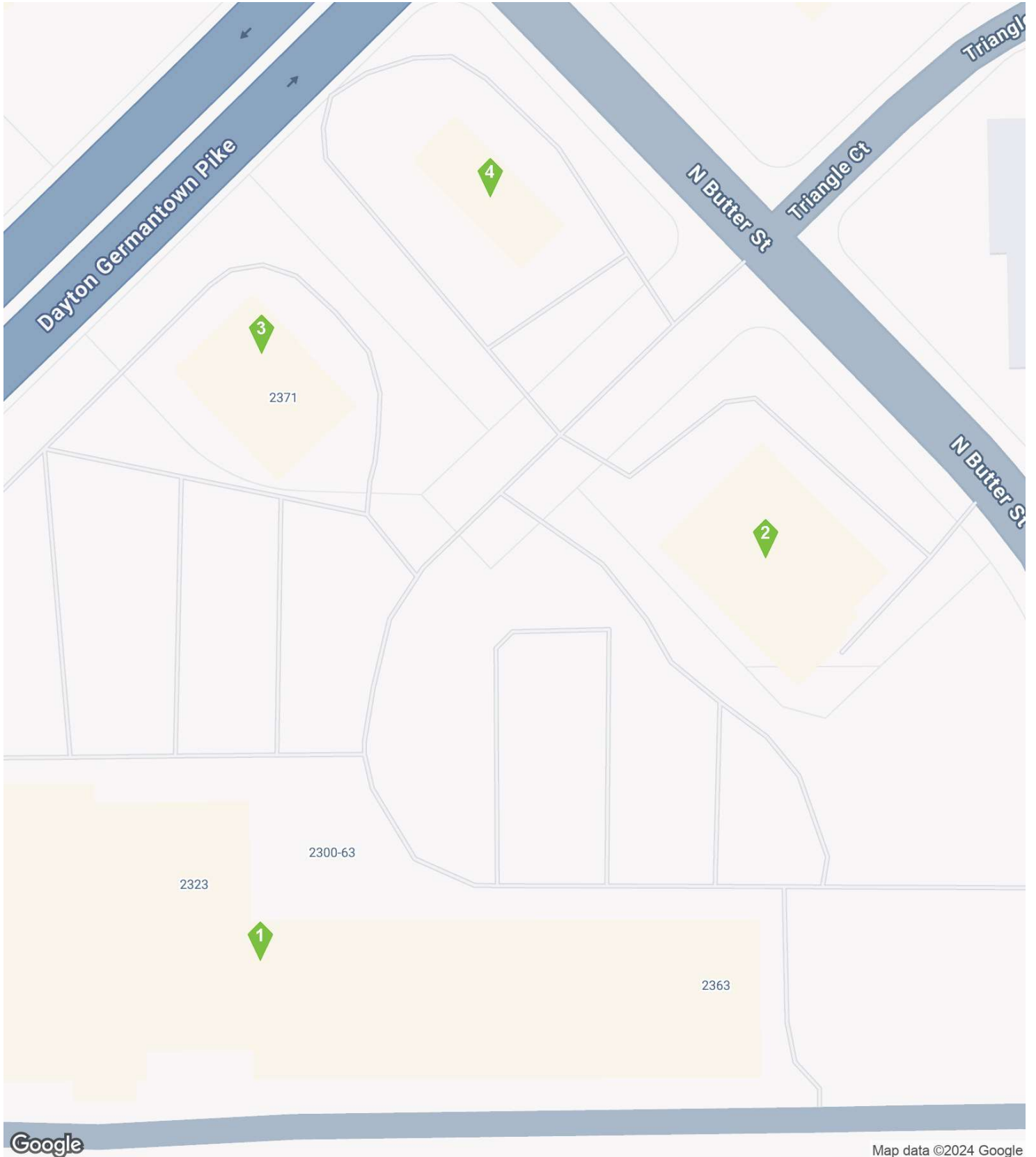
3,326 SF, Built 1995  
Fast Food  
Fully Leased  
Rent/SF - \$13-16 (Est.)



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## SHOPPING CENTER PROPERTIES



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## TENANTS

1	2301-2363 Dayton-Germantown Pike - Triangle Station	Store Type	SF Occupied	Chain	Move Date	Exp Date
	<a href="#">Germantown Fresh Market</a>	Supermarket	30,000	Yes	Jul 2016	-
	<a href="#">Dollar Tree</a>	Dollar/Variety/Thrift	8,400	Yes	Jan 2018	-
	<a href="#">Shabby 2 Chic</a>	Salon/Barber/Spa	2,000	No	Sep 2020	-
	<a href="#">Sun Kissed Salon And Spa LLC</a>	Other Services	2,000	No	Apr 2019	-
	<a href="#">Papa John's</a>	Pizza	1,500	Yes	Apr 2019	-
	<a href="#">Super Wok</a>	Restaurant	1,500	No	Apr 2019	-
	<a href="#">Subway</a>	Sub Sandwich	1,200	Yes	Jan 2007	-
	<a href="#">Nationwide Insurance</a>	Insurance	1,000	Yes	Sep 2020	-
	<a href="#">Germantown Dance</a>	Dance	500	No	Jan 2022	-
	<a href="#">Julie's Barber Shop</a>	Salon/Barber/Spa	500	No	Jan 2024	-
2	101 Triangle Ct	Store Type	SF Occupied	Chain	Move Date	Exp Date
	<a href="#">Julie's Barber Shop</a>	Salon/Barber/Spa	500	No	Apr 2024	-
3	2367-2371 Dayton Germantown Pike	Store Type	SF Occupied	Chain	Move Date	Exp Date
	<a href="#">Complete Flooring Solutions</a>	-	2,000	No	Sep 2020	-
	<a href="#">Whits</a>	-	1,800	No	May 2024	-
	<a href="#">Hot Head Burritos</a>	Restaurant	1,700	Yes	Jul 2016	-
4	2373 Dayton Germantown Pike	Store Type	SF Occupied	Chain	Move Date	Exp Date
	<a href="#">McDonald's</a>	Fast-food	3,326	Yes	Jul 2008	-

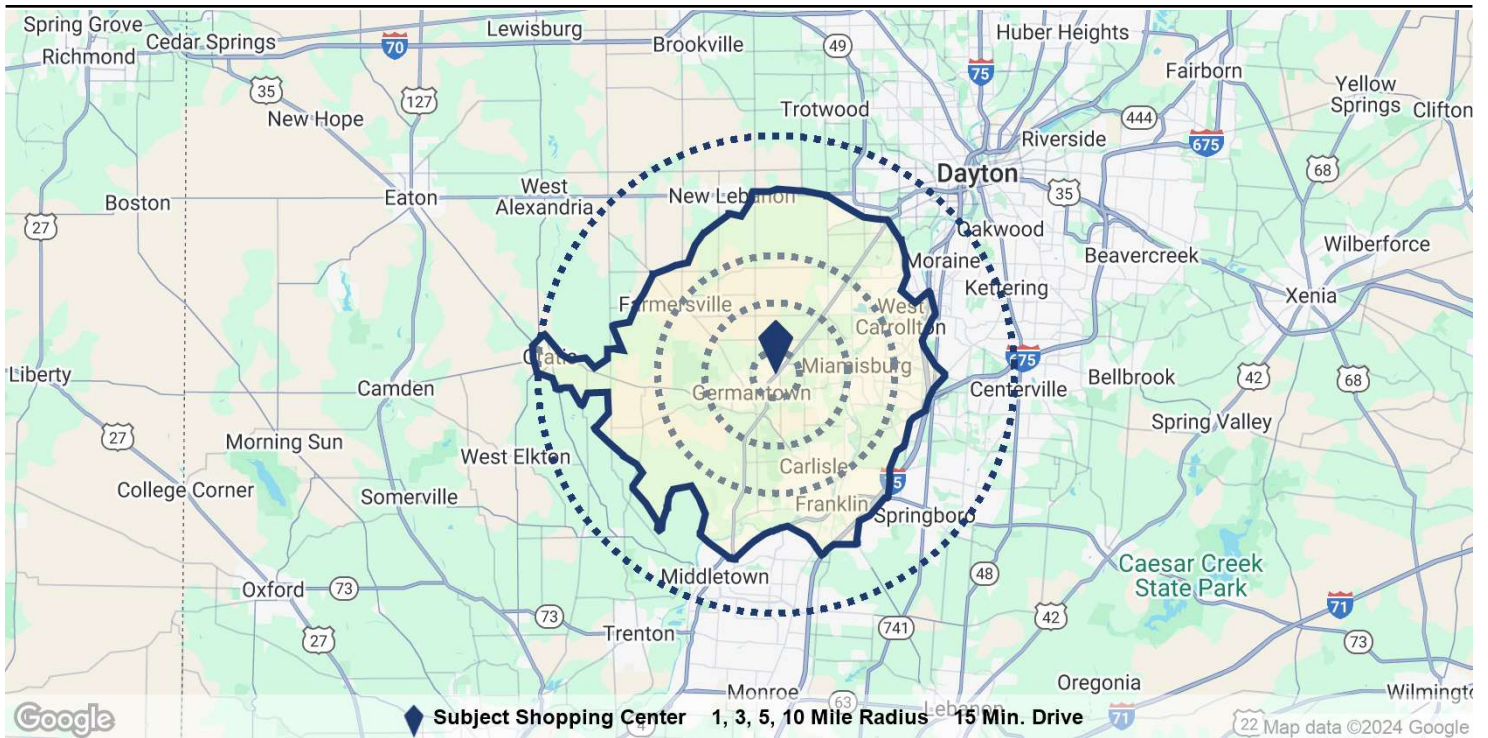
## AERIAL VIEW



# Subject Shopping Center

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## DEMOGRAPHICS

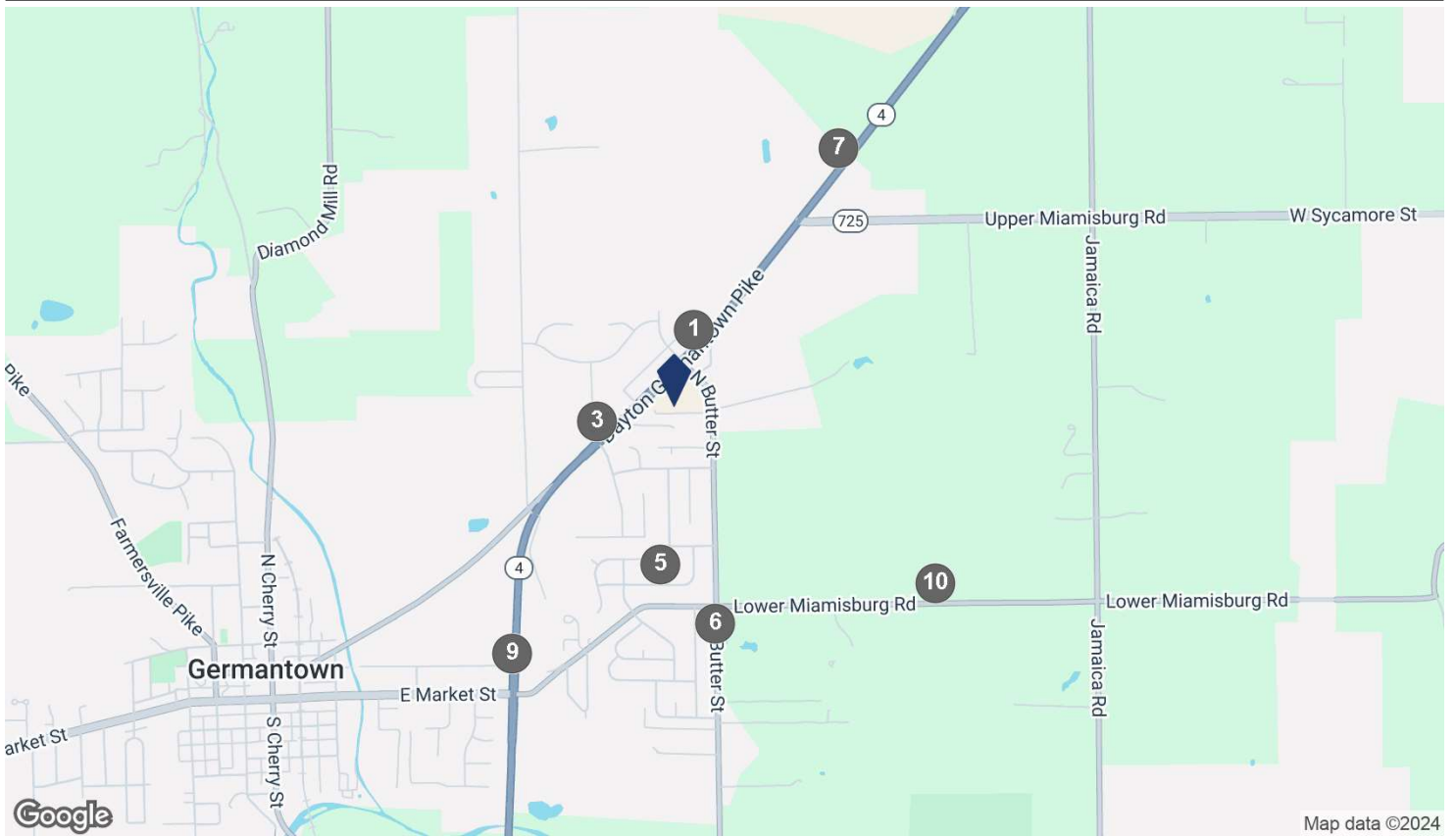


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	2,424	9,140	34,637	247,053	84,166
5 Yr Growth	-2.4%	-2.3%	0.6%	1.6%	1.0%
Median Age	38	41	43	41	41
5 Yr Forecast	39	42	43	42	42
White / Black / Hispanic	94% / 2% / 2%	94% / 1% / 2%	92% / 2% / 2%	77% / 13% / 4%	87% / 6% / 3%
5 Yr Forecast	94% / 2% / 2%	94% / 1% / 2%	92% / 2% / 2%	78% / 12% / 4%	87% / 6% / 3%
Employment	431	2,056	8,197	110,569	41,505
Buying Power	\$74.6M	\$274.1M	\$1B	\$6.6B	\$2.2B
5 Yr Growth	-1.4%	-3.2%	0.9%	2.2%	1.6%
College Graduates	15.4%	18.2%	18.0%	25.3%	23.4%
<b>Household</b>					
Households	925	3,607	13,949	102,133	34,319
5 Yr Growth	-2.5%	-2.4%	0.5%	1.4%	0.9%
Median Household Income	\$80,666	\$76,003	\$72,774	\$64,871	\$64,309
5 Yr Forecast	\$81,542	\$75,362	\$73,067	\$65,399	\$64,779
Average Household Income	\$83,269	\$84,649	\$85,810	\$85,723	\$79,813
5 Yr Forecast	\$84,438	\$84,644	\$86,282	\$86,690	\$80,334
% High Income (>\$75K)	56%	51%	49%	44%	43%
<b>Housing</b>					
Median Home Value	\$171,804	\$175,454	\$176,936	\$181,469	\$166,511
Median Year Built	1968	1961	1966	1972	1970
Owner / Renter Occupied	76% / 24%	77% / 23%	75% / 25%	64% / 36%	67% / 33%

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## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Dayton Germantown Pike	N Butter St - SW	9,712	2022	0.16 mi
2 Dayton Germantown Pike	Worthington Dr - NE	12,196	2022	0.23 mi
3 DAYTON-GERMANTOWN PIKE	Worthington Dr - NE	11,593	2020	0.23 mi
4 BRADLEY DR	McCall Rd - SE	268	2020	0.48 mi
5 Bradley Drive	McCall Rd - SE	274	2022	0.48 mi
6 S Butter St	Oak Dr - S	1,240	2022	0.64 mi
7 Dayton Germantown Pike	Upper Miamisburg Rd - SW	4,710	2022	0.77 mi
8 State Route 4	E Market St - S	9,232	2022	0.83 mi
9 DAYTON-GERMANTOWN PIKE	E Market St - S	9,192	2020	0.83 mi
10 Lower Miamisburg Road	Jamaica Rd - E	1,490	2020	0.87 mi



## Demographics

# Triangle Station

2301-2373 Dayton-Germantown Pike

84,632 SF Neighborhood Center

Germantown, OH 45327 - South Dayton Submarket

PREPARED BY



**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

Lauren Rau

REALTOR, Commercial Specialist



# Income & Spending Demographics

Triangle Station

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>2024 Households by HH Income</b>	<b>926</b>		<b>3,605</b>		<b>13,951</b>		<b>34,319</b>	
<\$25,000	97	10.48%	472	13.09%	1,708	12.24%	5,170	15.06%
\$25,000 - \$50,000	171	18.47%	682	18.92%	2,985	21.40%	8,284	24.14%
\$50,000 - \$75,000	144	15.55%	619	17.17%	2,470	17.70%	6,092	17.75%
\$75,000 - \$100,000	225	24.30%	735	20.39%	2,455	17.60%	5,332	15.54%
\$100,000 - \$125,000	81	8.75%	391	10.85%	1,661	11.91%	3,655	10.65%
\$125,000 - \$150,000	122	13.17%	284	7.88%	965	6.92%	2,189	6.38%
\$150,000 - \$200,000	84	9.07%	314	8.71%	1,147	8.22%	2,354	6.86%
\$200,000+	2	0.22%	108	3.00%	560	4.01%	1,245	3.63%
<b>2024 Avg Household Income</b>	<b>\$83,269</b>		<b>\$84,649</b>		<b>\$85,810</b>		<b>\$79,813</b>	
<b>2024 Med Household Income</b>	<b>\$80,666</b>		<b>\$76,003</b>		<b>\$72,774</b>		<b>\$64,309</b>	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$30.8M</b>		<b>\$117.8M</b>		<b>\$446.7M</b>		<b>\$1B</b>	
<b>Total Apparel</b>	<b>\$1.6M</b>	<b>5.15%</b>	<b>\$5.8M</b>	<b>4.96%</b>	<b>\$22.1M</b>	<b>4.94%</b>	<b>\$52M</b>	<b>5.08%</b>
Women's Apparel	\$614.9K	2.00%	\$2.3M	1.93%	\$8.6M	1.93%	\$20.1M	1.96%
Men's Apparel	\$314.9K	1.02%	\$1.2M	1.01%	\$4.6M	1.02%	\$10.6M	1.03%
Girl's Apparel	\$115.2K	0.37%	\$408.2K	0.35%	\$1.5M	0.34%	\$3.6M	0.36%
Boy's Apparel	\$94.6K	0.31%	\$328.6K	0.28%	\$1.2M	0.27%	\$2.8M	0.27%
Infant Apparel	\$79.6K	0.26%	\$283.5K	0.24%	\$1M	0.23%	\$2.6M	0.25%
Footwear	\$369.6K	1.20%	\$1.4M	1.16%	\$5.2M	1.16%	\$12.3M	1.20%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$4.7M</b>	<b>15.29%</b>	<b>\$18.2M</b>	<b>15.49%</b>	<b>\$69.7M</b>	<b>15.60%</b>	<b>\$159.5M</b>	<b>15.56%</b>
Entertainment	\$645.6K	2.09%	\$2.5M	2.16%	\$9.6M	2.16%	\$20.6M	2.01%
Audio & Visual Equipment/Service	\$1M	3.25%	\$3.8M	3.24%	\$14.6M	3.28%	\$34.5M	3.37%
Reading Materials	\$70.8K	0.23%	\$287.9K	0.24%	\$1.1M	0.25%	\$2.5M	0.25%
Pets, Toys, & Hobbies	\$879.3K	2.85%	\$3.3M	2.83%	\$12.6M	2.82%	\$28.8M	2.81%
Personal Items	\$2.1M	6.86%	\$8.3M	7.01%	\$31.7M	7.10%	\$73.1M	7.13%

<b>Total Food and Alcohol</b>	<b>\$8.1M</b>	<b>26.12%</b>	<b>\$30.8M</b>	<b>26.17%</b>	<b>\$117.8M</b>	<b>26.38%</b>	<b>\$276.1M</b>	<b>26.93%</b>
Food At Home	\$4.3M	14.00%	\$16.5M	14.04%	\$63.1M	14.11%	\$148.6M	14.49%
Food Away From Home	\$3.2M	10.37%	\$12.2M	10.34%	\$46.6M	10.43%	\$108.5M	10.58%
Alcoholic Beverages	\$541.2K	1.76%	\$2.1M	1.80%	\$8.2M	1.83%	\$19.1M	1.86%

<b>Total Household</b>	<b>\$4.8M</b>	<b>15.62%</b>	<b>\$18.5M</b>	<b>15.71%</b>	<b>\$70.3M</b>	<b>15.74%</b>	<b>\$159.6M</b>	<b>15.57%</b>
House Maintenance & Repair	\$1.2M	4.04%	\$4.9M	4.17%	\$18.4M	4.12%	\$40.4M	3.94%
Household Equip & Furnishings	\$1.8M	5.96%	\$7M	5.93%	\$26.7M	5.98%	\$61.1M	5.96%
Household Operations	\$1.3M	4.21%	\$4.9M	4.18%	\$18.7M	4.18%	\$43.4M	4.23%
Housing Costs	\$435.4K	1.41%	\$1.7M	1.45%	\$6.5M	1.46%	\$14.8M	1.44%

# Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$8.6M</b>	<b>27.91%</b>	<b>\$32.3M</b>	<b>27.41%</b>	<b>\$120.5M</b>	<b>26.97%</b>	<b>\$272.8M</b>	<b>26.61%</b>
Vehicle Purchases	\$4.9M	16.02%	\$18.2M	15.47%	\$67M	14.99%	\$149M	14.54%
Gasoline	\$2.1M	6.79%	\$7.9M	6.72%	\$29.8M	6.67%	\$69.3M	6.76%
Vehicle Expenses	\$110K	0.36%	\$482.6K	0.41%	\$2M	0.46%	\$4.5M	0.44%
Transportation	\$500.5K	1.62%	\$2M	1.70%	\$7.8M	1.75%	\$18M	1.75%
Automotive Repair & Maintenance	\$959.8K	3.11%	\$3.7M	3.11%	\$13.8M	3.09%	\$32M	3.12%
<b>Total Health Care</b>	<b>\$1.6M</b>	<b>5.08%</b>	<b>\$6.3M</b>	<b>5.31%</b>	<b>\$24M</b>	<b>5.38%</b>	<b>\$55.2M</b>	<b>5.38%</b>
Medical Services	\$917.1K	2.98%	\$3.6M	3.07%	\$13.8M	3.10%	\$31.8M	3.11%
Prescription Drugs	\$489.7K	1.59%	\$2M	1.69%	\$7.7M	1.73%	\$17.7M	1.72%
Medical Supplies	\$159.4K	0.52%	\$637.8K	0.54%	\$2.5M	0.55%	\$5.7M	0.55%
<b>Total Education/Day Care</b>	<b>\$1.5M</b>	<b>4.83%</b>	<b>\$5.8M</b>	<b>4.95%</b>	<b>\$22.3M</b>	<b>4.99%</b>	<b>\$49.9M</b>	<b>4.86%</b>
Education	\$910.5K	2.95%	\$3.6M	3.07%	\$13.9M	3.11%	\$30.9M	3.01%
Fees & Admissions	\$577.4K	1.87%	\$2.2M	1.88%	\$8.4M	1.88%	\$19M	1.85%